

MINUTES
MANSFIELD INLAND WETLANDS AGENCY
Regular Meeting
Monday, August 3, 2009
Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, R. Hall, K. Holt, P. Kochenburger, P. Plante, B. Pociask, B. Ryan
Members absent: J. Goodwin
Alternates present: M. Beal, G. Lewis, L. Lombard
Staff present: G. Meitzler (Wetlands Agent)

Chairman Favretti called the meeting to order at 7:02 p.m. Alternate Lombard was appointed to act in Goodwin's place.

Minutes:

7-6-09 - Plante MOVED, Gardner seconded, to approve the 7-6-09 minutes as written. MOTION PASSED UNANIMOUSLY. Lewis and Kochenburger noted that they listened to the tapes.

7-20-09 Special Meeting - Gardner MOVED, Plante seconded, to approve the 7-20-09 special meeting minutes as written. MOTION PASSED with all in favor except Ryan and Hall who disqualified themselves. Beal and Lombard noted that they listened to the tapes.

Communications:

The 7-15-09 Conservation Commission Draft Minutes and 7-30-09 Wetlands Agent's Monthly Business report were noted. There were no questions or comments.

Old Business:

W1435- Bachiochi- 78 Mansfield Hollow Rd- In ground Pool

Steve Lebanduski, Sabrina Pools, briefly described the proposed project. After a brief discussion, Favretti noted no further comments from the public or Agency. Holt MOVED, Plante seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to Peter Bachiochi (file no. W1435), for the replacement of an existing above-ground pool with an 18 x 36 foot in-ground pool, on property owned by the applicant, located at 78 Mansfield Hollow Road, as shown on a map dated May 1989, revised through July 1, 2009, and as described in other applications submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. As stated or shown on the plans, all extraneous excavated material shall be removed from the site, and silt fence shall be placed along the edge of the rear yard above the sloped area that goes to the wetlands.

This approval is valid for a period of five years (until August 3, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1436- Gaffney- 125 Wildwood Road - 90' x 30' Fire Pond

Matthew Gaffney, owner, described the proposed project. Several members expressed concern with

the location of this project which is within an existing conservation easement, as well as with the extent and nature of proposed work within wetlands. Gaffney indicated that he would revise his plans to simply build a low retaining wall at the edge of his lawn and re-grade the rough lawn. He agreed to work with staff to revise his application and mapping. It was the consensus of the Agency to table action on this item until the September 8th meeting.

W1218- Town of Mansfield- Birch Road Bikeway permit renewal

Holt MOVED, Kochenburger seconded, to grant an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to the Town of Mansfield Department of Public Works (File W1218), for renewal of a permit for the Birch Road and Route 44 bike path, on property owned by the applicant through purchased easements, located on Birch Road from Route 44 to Hunting Lodge Road, as shown on a map dated March 3, 2003, approved on August 4, 2003, and as revised through June 2009, and as described in other application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provision being met:

1. Erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized.

This approval is valid for a period of five years (until August 3, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment.

MOTION PASSED UNANIMOUSLY.

Public Hearing Continuation:

W1424 - Whispering Glen Condominiums - Meadowbrook Lane

Chairman Favretti opened the continued Public Hearing at 7:43 p.m. Members present were Favretti, Gardner, Hall, Holt, Kochenburger, Plante, Pociask, Ryan and alternates Beal, Lewis and Lombard. Lombard was appointed to act. Wetlands Agent Meitzler noted a previously distributed 6-30-09 set of plans; a 7-29-09 memo from G. Meitzler, Wetland Agent; and a 7-27-09 memo from Windham Water Works.

Patrick Lafayette, Project Engineer, Development Solutions, stated that there are no significant changes to the plans that would affect wetlands. Agency members questioned Lafayette as to who would be responsible for the maintenance of the rain gardens and drainage system. Lafayette stated that a condo-owners association would be responsible for all maintenance. After a brief discussion, Favretti noted no comments or questions from the public or the Agency. Plante MOVED, Ryan seconded, to close the Public Hearing period for the Whispering Glen application (IWA File W1424) at 7:52p.m. MOTION PASSED UNANIMOUSLY.

Holt volunteered to work with staff on a draft motion.

New Business:

W1275 -Boisvert (Mansfield Self Storage)- 537 Stafford Rd- Request for Renewal

Holt MOVED, Gardner seconded, to grant a renewal to an Inland Wetlands License under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield to James Boisvert (file no. W1275), for construction of a 56,025 square foot storage facility, Phase 2, on property owned by the applicant, located at 537 Stafford Road, as shown on a map dated 9/2/2004, revised through 1/4/2005, and as described in other applications submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned upon the following provisions being met:

1. Erosion and sedimentation controls (as shown on the plans) shall be in place prior to construction and maintained during construction and removed when disturbed areas are completely stabilized;
2. All previous conditions shall remain in place.

This approval is valid for a period of five years (until August 3, 2014), unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins, and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

W1437 -B'Nai Brith (Hillel)- North Eagleville Rd- parking & yard work

Holt MOVED, Ryan seconded, to receive the application submitted by B'Nai Brith-Hillel (IWA File #1437) under Section 5 of the Wetlands and Watercourses Regulations of the Town of Mansfield for parking and yard work at 54 North Eagleville Road, on property owned by the applicant, as shown on a map dated 7-28-09, and as described in other application submissions, and to refer said application to the staff and Conservation Commission for review and comment. MOTION PASSED UNANIMOUSLY.

Field Trip:

A field trip date was set for Wednesday, August 19, 2009 at 2:00 p.m.

Reports of Officers and Committees:

None noted.

Other Communications and Bills:

Meitzler briefly discussed the Citation Notice that was distributed this evening regarding the Beall/Higgins Wetland Approval.

Adjournment: The meeting was adjourned at 8:00 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary